

IN RE: PETITION FOR ADMIN. VARIANCE	* BEFORE THE
S/S Burnside Farm Road, 2325'NE	
of Greenspring Valley Road	* DEPUTY ZONING COMMISSIONER
(10520 Burnside Farm Road)	
3rd Election District	* OF BALTIMORE COUNTY
3rd Councilmanic District	
	* Case No. 95-234-A
Sally S. Robinson, et al	
Petitioners	*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Administrative Variance for that property known as 10520 Burnside Farm Road, located in the vicinity of Stevenson near Eccleston P.O. The property is also known as Lot 2 of Burnside Farm. The Petition was filed by the owners of the property, Sally S. and Samuel S. Robinson. The Petitioners seek relief from Sections 400.1 and 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an existing accessory structure to be located in the front yard in lieu of the required rear yard and to have a height of 26 feet in lieu of the maximum permitted 15 feet. The subject property and relief sought are more particularly described on the site plan submitted and marked into evidence as Petitioner's Exhibit 1.

As noted on the site plan, the subject accessory structure is a two-story frame dwelling which is proposed to be converted to an art studio and garage. The Petition as filed indicates that the subject dwelling was built long before zoning regulations establishing property line setbacks and height limitations were imposed, and, in fact, straddles the property line between Lots 2 and 3 of Burnside Farm. The Petitioners intend to do a lot line adjustment in order to bring the property into compliance with the zoning regulations; however, the requested variances are necessary in order to legitimize existing conditions on the property.

ORDER RECEIVED FOR FILING

Date

By

MICROFILMED

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted and there being no requests for public hearing, a decision shall be rendered based upon the documentation presented.

It should be noted that this office received letters of support from the Valleys Planning Council and the adjoining property owners. As a condition of their approval, however, they requested that certain terms and restrictions be imposed upon the granting of this relief. There being no adverse comments from any Baltimore County reviewing agency, nor any opposition from any of the Petitioners' neighbors, it appears the relief requested should be granted.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

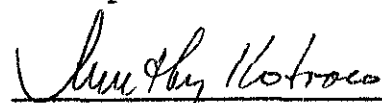
Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 1st day of February, 1995 that the Petition for Administrative Variance seeking relief from Sections 400.1 and 400.3 of

2/1/95
[Signature]

the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an existing accessory structure to be located in the front yard in lieu of the required rear yard and to have a height of 26 feet in lieu of the maximum permitted 15 feet, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

- 1) The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If for any reason an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) The Petitioners shall not allow or cause the accessory structure to be converted to a second dwelling unit and/or apartments. The studio/garage shall contain no living or sleeping quarters, and no kitchen facilities. However, a flush toilet and water closet, as depicted on the site plan, shall be permitted. Any existing kitchen facilities shall be removed prior to the issuance of any occupancy permits.
- 3) The use of the subject accessory structure as a studio is limited to the following: There shall be no over-night lodging or rental of the subject structure, no exhibition, display or retail sales of any artwork from the premises, nor any commercial use of the subject building.
- 4) Upon request and reasonable notice, Petitioners shall permit a representative of the Zoning Enforcement Division to make an inspection of the subject property to insure compliance with this Order in the event it becomes necessary to do so as a result of a complaint.
- 5) When applying for any permits, the site plan and/or landscaping plan filed must reference this case and set forth and address the restrictions of this Order.
- 6) Within sixty (60) days of the date of this Order, the Petitioners shall amend the Final Development Plan for Burnside Farm, in accordance with the relief granted herein and the terms and conditions imposed thereon.


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

February 1, 1995

Mr. & Mrs. Samuel S. Robinson
10520 Burnside Farm Road
Stevenson, Maryland 21153

RE: PETITION FOR ADMINISTRATIVE VARIANCE
S/S Burnside Farm Road, 2325'NE of Greenspring Valley Road
(10520 Burnside Farm Road)
3rd Election District - 3rd Councilmanic District
Sally S. Robinson, et al - Petitioners
Case No. 95-234-A

Dear Mr. & Mrs. Robinson:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration Office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy M. Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. & Mrs. John D. Jarrett
10530 Burnside Farm Road, Stevenson, Md. 21153

Ms. Kristen Forsyth, The Valleys Planning Council, Inc.
P.O. Box 5402, Towson, Md. 21285-5402

Ms. Sarah Schweizer, SMDA Architects
1016 Morton Street, Baltimore, Md. 21201

People's Counsel; File

MICROFILMED





Petition for Administrative Variance

95-234-A

to the Zoning Commissioner of Baltimore County

for the property located at

10520 Burnside Farm Road

which is presently zoned

RC-5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) SECTION 400.1 & 400.3

TO ALLOW AN ACCESSORY STRUCTURE TO BE LOCATED IN THE FRONT YARD IN LIEU OF THE REQUIRED REAR, & TO ALLOW AN ACCESSORY STRUCTURE A HEIGHT OF 26' IN LIEU OF THE MAXIMUM 15'.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons; (indicate hardship or practical difficulty) Accessory building, which is existing, was built long before property lines, setbacks, height limitations, etc. were imposed, and thus does not conform to current zoning regulations. If compliance is required, it will have to be demolished. As the building has existed as long as all current residents within 1000' have resided there, its height and location on the property pose no new threat to the neighbors. It will serve only as a garage and studio, under no circumstances will it be a residence.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition

Contract Purchaser/Lessee

Legal Owner(s).

(Type or Print Name)

(Type or Print Name)

Signature

Signature

Address

(Type or Print Name)

City

State

Zipcode

Signature

Attorney for Petitioner:

(Type or Print Name)

Address

10520 Burnside Farm Road

366-7077

Phone No.

Signature

City

Stevenson, MD

State

21153

Zipcode

Name, Address and phone number of representative to be contacted

Address

Phone No.

Name

Sarah Schweizer

SMDA Architects

City

State

Zipcode

Address

1016 Morton St., Balto. 21201 685-3582

Phone No

Public Hearing having been requested and/or found to be required, It is ordered by the Zoning Commissioner of Baltimore County, this ____ day of _____, 19____, that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted.

MICROFILM

Zoning Commissioner of Baltimore County

REVIEWED BY:

DATE:

ESTIMATED POSTING DATE:



Printed with Soybean Ink
on Recycled Paper

ITEM #:

23C

ORDER RECEIVED FOR FILING

Date

By

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 10520 Burnside Farm Road
address

Stevenson, MD
City State

21153
Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

The accessory structure is an existing building which was built long before zoning restrictions existed, when all of Burnside Farm was one piece of property. The lot lines that now exist were drawn for the subdivision of the land. It has just happened that the accessory structure is in the front yard of lot 2. The structure was originally built as a two story dwelling, so that it exceeds the accessory structure height limitation. The owners intend to convert it to a garage and studio, keeping only a sink and toilet for convenience. It will, under no circumstances, be used as a residence. If the building is required to comply with current zoning regulations, it will have to be demolished. We do not believe that that is the spirit of the law.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Sally S. Robinson
(signature)

SALLY S. ROBINSON
(type or print name)



Sam S. Robinson
(signature)

SAMUEL SHORNAKER ROBINSON
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 28 day of December, 19 94, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Sally + Sam Robinson

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

Dec 28, 1994
date

Patricia Q. McCarty
NOTARY PUBLIC

My Commission Expires: 6/1/96

Zoning Description 95-234-A

ZONING DESCRIPTION FOR 10520 Burnside Farm Road

(address)

Election District 3RD

Councilmanic District: 3RD

Beginning at a point on the south side of Burnside
(north, south, east or west)

Farm Road which is 40' Private Road
(street on which property fronts) (number of feet of right-of way width)

wide at a distance of 2325' north & east of the
(number of feet) (north, south, east or west)

centerline of the nearest improved intersecting street Greenspring Valley Road
(name of street)

which is 120' wide. *Being Lot # 2,
(number of feet of right-of-way width)

Block --, Section # 2 in the subdivision of

Burnside Farm as recorded in Baltimore County Plat
(name of subdivision)

Book # 66, Folio # 73, containing

132,199 s.f. / 3.0349 ac.
(square feet and acres)

MICROFILMED

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

95-234-A

District: 3rd Date of Posting: 1/14/95
Posted for: Adm Varianco
Petitioner: Sally & Samuel Robinson
Location of property: 10520 Burnside Farm Rd, S/S
Location of Signs: Posted at entrance of private driveway to property
Remarks: (No poles used)
Posted by: M. H. [Signature] Date of return: 1/20/95
Signature
Number of Signs: 1

RECEIVED



Baltimore County
Zoning Administration &
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt

95-234-A

Account: R-001-6150

Number 236

Date 6 Jan 95

Robinson

CAM

010 - 50

080 - 3.5

\$85.00

MICROFILMED

Please Make Checks Payable To: Baltimore County

Cashier Validation

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

A handwritten signature in cursive script, reading "Arnold Jablon".

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 236

Petitioner: SAMUEL S. ROBINSON

Location: 10520 BURNSIDE FARM ROAD

PLEASE FORWARD ADVERTISING BILL TO:

NAME: SAMUEL S. ROBINSON

ADDRESS: 10520 BURNSIDE FARM ROAD

STEVENSON, MD. 21153

PHONE NUMBER: 366-7077

AJ:ggs

MICROFILMED

(Revised 04/09/93)

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

January 10, 1995

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 95-234-A (Item 236)
10520 Burnside Farm Road
S/S Burnside Farm Road, 2325' N and E of Greenspring Valley Road
3rd Election District - 3rd Councilmanic
Legal Owner(s): Sally Shoemaker Robinson and Samuel Shoemaker Robinson

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

- 1) Your property will be posted on or before January 15, 1995. The closing date (January 30, 1995) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.
- 2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).
- 3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

A handwritten signature in cursive script, reading "Arnold Jablon".

Arnold Jablon
Director

cc: Sally Shoemaker Robinson and Samuel Shoemaker Robinson
Sarah Schweizer/SMDA Architects

MICROFILMED



Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

January 23, 1995

Mr. and Mrs. Samuel Robinson
10520 Burnside Farm Road
Stevenson, Maryland 21153

RE: Item No.: 236
Case No.: 95-234-A
Petitioner: Samuel Robinson, et ux

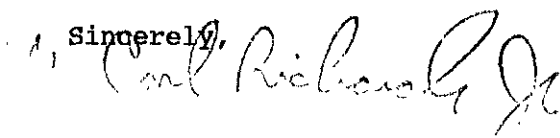
Dear Mr. and Mrs. Robinson:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approving agencies, has reviewed the plans submitted with the above referenced petition. Said petition was accepted for processing by, the Office of Zoning Administration and Development Management (ZADM), Development Control Section on January 6, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties; i.e., zoning commissioner, attorney, petitioner, etc. are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,


W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)



BALTIMORE COUNTY, MARYLAND
I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director DATE: January 23, 1995
Zoning Administration and Development Management

FROM: *RWB* Robert W. Bowling, P.E., Chief
Developers Engineering Section

RE: Zoning Advisory Committee Meeting
for January 23, 1995
Items 225, 226, 227, 229, 230, 231, 232, 233,
234, and 236

The Developers Engineering Section has reviewed
the subject zoning item and we have *(no)* comments.

RWB:sw



Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

1-13-95

Ms. Julie Winiarski
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204
ATTN: MS. JOYCE WATSON
Dear Ms. Winiarski:

Re: Baltimore County
Item No.: * 236 (CAM)

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small

for

Ronald Burns, Chief
Engineering Access Permits
Division

BS/

MICROFILMED

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free


Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: January 12, 1995

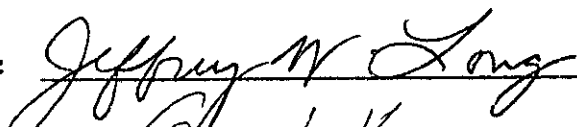
FROM: Pat Keller, Director 
Office of Planning and Zoning

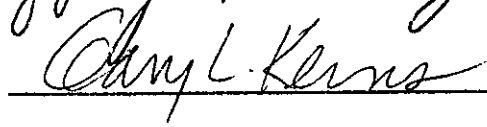
SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):

Item Nos. 226, 227, 231, 233, and 236

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by: 

Division Chief: 

PK/JL

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

April 5, 1994

(410) 887-3353

Ms. Sarah C. Colston
SMDA Architects
1001 Cathedral Street
Baltimore, MD 21201-5403

RE: REFINEMENT, ZADM No.: III-307
Burnside Farm
10520 Burnside Farm Road
DRC No.: 04044F, 3C3

Dear Ms. Colston:

On April 4, 1994, The Development Review Committee (DRC) reviewed the plan on the above referenced project and determined it to be eligible as a refinement to the CRG plan under Section 26-211 of the Baltimore County Development Regulations. This exempts your development from having to get approval from either the Planning Board or the Hearing Officer; however, compliance with all agency comments is still required.

The following requirements are necessary to further process your project and must be submitted to:

Zoning Administration and Development Management (ZADM)
County Office Building - Room 123
111 W. Chesapeake Avenue, Towson, MD 21204

1. Send four (4) copies of the red-lined drawings for review and comment by the following agencies:

Office of Planning and Zoning
Environmental Impact Review
Storm Water Management

2. A copy of this letter.
3. Also, the final development plan must be amended.

[Handwritten signature]

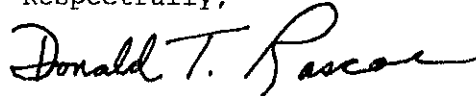
23C

Ms. Sarah Colston
Page 2
April 5, 1994

The above referenced agencies will submit comments back to ZADM within one week. If any agency comments requires a plan change, you will be contacted to pickup the comments at this office.

If you have any questions, please feel free to call me at 887-3353.

Respectfully,

A handwritten signature in cursive script, reading "Donald T. Rascoe".

DONALD T. RASCOE, Manager
Development Management

DTR/jaw

**THE VALLEYS
PLANNING COUNCIL, INC.**

212 Washington Avenue
P.O. Box 5402
Towson, Maryland 21285-5402
410-337-6877
410-296-5409 (FAX)

AV
1/30

January 23, 1995

Mr. Lawrence Schmidt
Zoning Commissioner
Old County Court House
Room 118
400 Washington Avenue
Towson, MD 21204



Burnside Farm
Administrative Variance
#95-234-A

Dear Mr. Schmidt:

On behalf of The Valleys Planning Council, I would like to express our support of Sam and Barbara Robinson's variance request to allow an accessory structure in the front yard of Lot 2 of Burnside Farm.

We do ask that, should you approve the request, you include the following items in your zoning order:

1. The plat shall include a note stating that the owners will remove the stove from the structure within one year of the date of the order.
2. The plat shall include a definition of a studio prohibiting commercial purposes, specifically, the regular retail sale or exhibition of artwork.

I spoke with Sam Robinson today, and he indicated that he will be happy to incorporate the two notes on the plat if you include them in your order.

Thank you for your consideration.

Sincerely,

Kristen Forsyth
Assistant Director

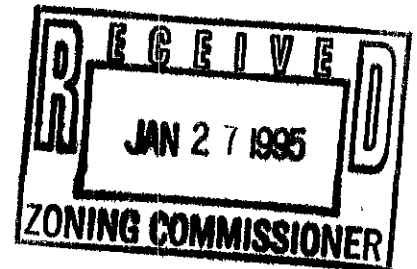
MICROFILMED

AY
1/30

Mr. and Mrs. John D. Jarrett
"The Cottage"
10530 Burnside Farm Road
Stevenson, Maryland 21153

January 25, 1995

Mr. Lawrence Schmidt
Zoning Commissioner
Old County Court House Room 118
400 Washington Avenue
Towson, Maryland 21204



Re: Case No. 95-234-A
Lot 2 Burnside Farm

Dear Mr. Schmidt:

As an immediate neighbor of Lot 2, Burnside Farm, we would like to confirm our support of Mr. and Mrs. Samuel S. Robinson's request for a variance to allow an accessory structure in their front yard at Burnside Farm, however, we request that the word "Studio" be defined on the Plat and in the Order so as to preclude any future use or uses not now intended.

In the event you see your way clear in approving Mr. and Mrs. Robinson's request, we would like you to consider the following items in your zoning order:

1. Note on the Plat that the kitchen equipment will be removed from the structure within one year from the date of the order.
2. Note on the Plat that the definition of the word "studio" shall prohibit over-night lodging, rental, exhibition or display of artwork, the sale of artwork, any commercial use, and any retail sales whatsoever.

Thank you for your consideration in this matter, and it would be appreciated if you would send us a copy of the order.

Sincerely,



John D. Jarrett



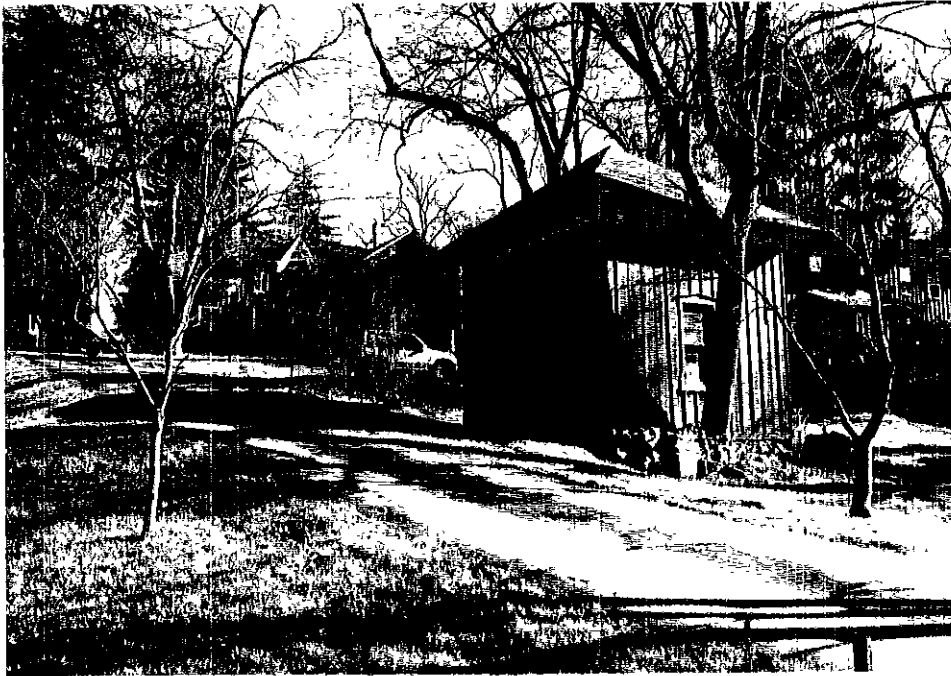
Ellenor B. Jarrett



NEIGHBORS TO NORTH (HOOPERS ON
LEFT, JARRETT'S ON RIGHT)



ACCESSORY STRUCTURE ON RIGHT IN
RELATION TO 2 NEIGHBORS TO NORTH



ACCESSORY STRUCTURE IN BACK-
GROUND FROM WEST. LOT 2 DWELLING
AT RIGHT & SHED MIDDLE FOREGROUND



PARTIAL FRONT ELEV. OF ACCESSORY
STRUCTURE ON RIGHT. LOT 2 DWELLING
ON LEFT, NEIGHBOR TO NORTH BEYOND

95-234-A



ACCESSORY STRUCTURE FROM WEST



ACCESSORY STRUCTURE FROM EAST
(AS SEEN FROM LOT 3)

MICROFILMED



LOT 2 - 2 STORY DWELLING FRONT
ELEVATION. VIEW FROM EAST.

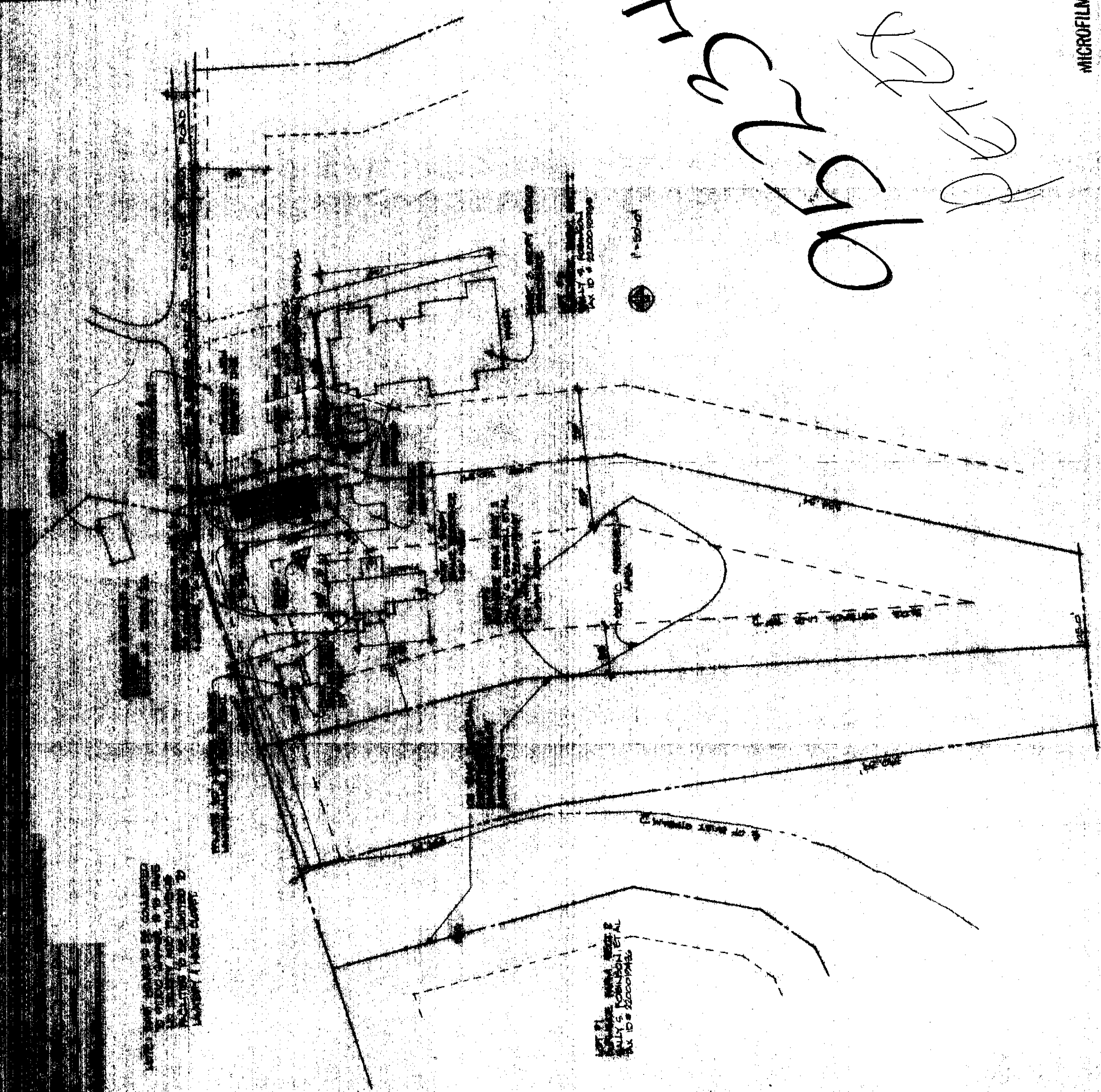


LOT 3 THREE STORY DWELLING &
GARAGE. VIEW FROM NORTH



Handwritten text in the upper right quadrant: "A" followed by "C" and "B" in a large, stylized script, and "P.T." in a smaller script below it.

MICROFILMED





95-234-A

**BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP**

1992 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 15, 1992
1992 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 15, 1992
1992 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 15, 1992

1992 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 15, 1992
1992 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 15, 1992
1992 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 15, 1992

SCALE	LOCATION	SHEET
1" = 200'	ECCLESTON P.O.	N. W.
DATE OF PHOTOGRAPHY JANUARY 1986	CHAFFOLANEE	11-1

95-234-A



BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING PHOTOGRAPHIC MAP		SCALE 1" = 200' ±	LOCATION ECCLESTON P.O. CHATTOLANEE	SHEET N.W. 11-F	MICROFILMED
		DATE OF PHOTOGRAPHY JANUARY 1986			

IN RE: PETITION FOR ADMIN. VARIANCE
S/S Burnside Farm Road, 2325'NE
of Greenspring Valley Road
(10520 Burnside Farm Road)
3rd Election District
3rd Councilmanic District
Sally S. Robinson, et al
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 95-234-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Administrative Variance for that property known as 10520 Burnside Farm Road, located in the vicinity of Stevenson near Eccleston P.O. The property is also known as Lot 2 of Burnside Farm. The Petition was filed by the owners of the property, Sally S. and Samuel S. Robinson. The Petitioners seek relief from Sections 400.1 and 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an existing accessory structure to be located in the front yard in lieu of the required rear yard and to have a height of 26 feet in lieu of the maximum permitted 15 feet. The subject property and relief sought are more particularly described on the site plan submitted and marked into evidence as Petitioner's Exhibit 1.

As noted on the site plan, the subject accessory structure is a two-story frame dwelling which is proposed to be converted to an art studio and garage. The Petition as filed indicates that the subject dwelling was built long before zoning regulations establishing property line setbacks and height limitations were imposed, and, in fact, straddles the property line between Lots 2 and 3 of Burnside Farm. The Petitioners intend to do a lot line adjustment in order to bring the property into compliance with the zoning regulations; however, the requested variances are necessary in order to legitimize existing conditions on the property.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted and there being no requests for public hearing, a decision shall be rendered based upon the documentation presented.

It should be noted that this office received letters of support from the Valleys Planning Council and the adjoining property owners. As a condition of their approval, however, they requested that certain terms and restrictions be imposed upon the granting of this relief. There being no adverse comments from any Baltimore County reviewing agency, nor any opposition from any of the Petitioners' neighbors, it appears the relief requested should be granted.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 1st day of February, 1995 that the Petition for Administrative Variance seeking relief from Sections 400.1 and 400.3 of

the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an existing accessory structure to be located in the front yard in lieu of the required rear yard and to have a height of 26 feet in lieu of the maximum permitted 15 feet, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

- 1) The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If for any reason an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) The Petitioners shall not allow or cause the accessory structure to be converted to a second dwelling unit and/or apartments. The studio/garage shall contain no living or sleeping quarters, and no kitchen facilities. However, a flush toilet and water closet, as depicted on the site plan, shall be permitted. Any existing kitchen facilities shall be removed prior to the issuance of any occupancy permits.
- 3) The use of the subject accessory structure as a studio is limited to the following: There shall be no over-night lodging or rental of the subject structure, no exhibition, display or retail sales of any artwork from the premises, nor any commercial use of the subject building.
- 4) Upon request and reasonable notice, Petitioners shall permit a representative of the Zoning Enforcement Division to make an inspection of the subject property to insure compliance with this Order in the event it becomes necessary to do so as a result of a complaint.
- 5) When applying for any permits, the site plan and/or landscaping plan filed must reference this case and set forth and address the restrictions of this Order.
- 6) Within sixty (60) days of the date of this Order, the Petitioners shall amend the Final Development Plan for Burnside Farm, in accordance with the relief granted herein and the terms and conditions imposed thereon.

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

February 1, 1995

Mr. & Mrs. Samuel S. Robinson
10520 Burnside Farm Road
Stevenson, Maryland 21153

RE: PETITION FOR ADMINISTRATIVE VARIANCE
S/S Burnside Farm Road, 2325'NE of Greenspring Valley Road
(10520 Burnside Farm Road)
3rd Election District - 3rd Councilmanic District
Sally S. Robinson, et al - Petitioners
Case No. 95-234-A

Dear Mr. & Mrs. Robinson:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration Office at 887-3391.

Very truly yours,

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. & Mrs. John D. Jarrett
10530 Burnside Farm Road, Stevenson, Md. 21153

Ms. Kristen Forsyth, The Valleys Planning Council, Inc.
P.O. Box 5402, Towson, Md. 21285-5402

Ms. Sarah Schweizer, SMMA Architects
1016 Morton Street, Baltimore, Md. 21201

People's Counsel: Fize

Printed with Soybean Ink
on Recycled Paper

Petition for Administrative Variance 75-234-A to the Zoning Commissioner of Baltimore County for the property located at 10520 Burnside Farm Road which is presently zoned RC-5

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Sections 400.1 & 400.3 OF THE BALTIMORE COUNTY ZONING REGULATIONS TO ALLOW AN ACCESSORY STRUCTURE TO BE LOCATED IN THE FRONT YARD IN LIEU OF THE REQUIRED REAR YARD TO ALLOW AN ACCESSORY STRUCTURE A HEIGHT OF 26' IN LIEU OF THE MAXIMUM 15'.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty) Accessory building, which is existing, was built long before property lines, setbacks, height limitations, etc. were imposed, and thus does not conform to current zoning regulations. If compliance is required, it will have to be demolished. As the building has existed as long as all current residents within 1000' have resided there, its height and location on the property pose no new threat to the neighbors. It will serve only as a garage and studio, under no circumstances will it be used for any other purpose.

I, or we, agree to pay expenses of above Variance advertising, posting, etc. upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

(We do solemnly declare and affirm, under the penalties of perjury, that we are the legal owner(s) of the property which is the subject of this Petition.)

Contract Purchaser/Lessee
(Type or Print Name)
Signature
Address
City State Zipcode

Legal Owner(s)
(Type or Print Name)
Signature
(Type or Print Name)
Signature
(Type or Print Name)

Attorney for Petitioner:
(Type or Print Name)
Signature
Address
City State Zipcode

10520 Burnside Farm Road 366-7077
Address Phone No.
Stevenson, MD 21153
City State Zipcode
Name Address and phone number of representative to be contacted
Sarah Schweizer SMMA Architects
1016 Morton St., Balto. 21201 685-3582
Address Phone No.

Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 1st day of February, 1995, that the subject matter of this petition be and it is hereby ordered, as required by the Zoning Regulations of Baltimore County, in the presence of a majority of the Zoning Commission of Baltimore County, and that the property be reported.

Zoning Commissioner of Baltimore County

REVIEWED BY: DATE: ITEM #: 23C
ESTIMATED POSTING DATE: Printed with Soybean Ink on Recycled Paper

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify therein in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 10520 Burnside Farm Road
Stevenson, MD 21153
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance in the above address: various reasons or practical difficulty.

The accessory structure is an existing building which was built long before zoning restrictions existed, and when all of Burnside Farm was one piece of property. The lot lines that now exist were drawn for the subdivision of the land. It has just happened that the accessory structure is in the front yard of lot 2. The structure was originally built as a two story dwelling, as that it was the height limit. The owners intend to convert it to a garage and studio, keeping only a sink and toilet for convenience. It will, under no circumstances, be used as a residence. If the building is required to comply with the zoning regulations, it will have to be demolished. We do not believe that that is the spirit of the law.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Sally S. Robinson
SALLY S. ROBINSON
(Type or Print Name)
Signature
(Type or Print Name)
Signature
(Type or Print Name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:
I HEREBY CERTIFY, this 28th day of December, 1994, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared
Sally + Sam Robinson

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her knowledge and belief.

AS WITNESS my hand and Notarial Seal.
Dec 28, 1994
My Commission Expires: 6/1/96

Patricia A. McCarty
NOTARY PUBLIC

Zoning Description 75-234-A

ZONING DESCRIPTION FOR 10520 Burnside Farm Road
Election District 3RD Councilmanic District 3RD

Beginning at a point on the south side of Burnside Farm Road (street on which property fronts) which is 40' (number of feet of right-of way width) wide at a distance of 2325' north & east (number of feet) (north, south, east or west) centerline of the nearest improved intersecting street Greenspring Valley Road (name of street) which is 120' wide. *Being Lot # 2 (number of feet of right-of-way width) Block # 2 in the subdivision of Burnside Farm as recorded in Baltimore County Plat (name of subdivision) Book # 66 Folio # 73 containing 132.199 s.f. / 3.0369 ac. (square feet and acres)

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 3rd Date of Posting 1/14/95
Posted for: Admin. Variance
Petitioner: Sally + Samuel Robinson
Location of property: 10520 Burnside Farm Rd. N.Y.
Location of Signs: R.S.D. at entrance to public driveway to property
Remarks: (No. 1545-5-1)
Posted by: M. Fize
Signature
Date of return: 1/28/95
Number of Signs: 1

Baltimore County
Zoning Administration &
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt
75-234-A
Amount: \$491-6150
Number: 23C

Jan 6 Jan 95

Robinson

CAH

010 - 50
080 - 35
\$85.00

Please Note: Check Payment To: Baltimore County
111 West Chesapeake Avenue
Towson, Maryland 21204
446-00
575-00



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 236

Petitioner: SAMUEL S. ROBINSON

Location: 10520 BURNSIDE FARM ROAD

PLEASE FORWARD ADVERTISING BILL TO:

NAME: SAMUEL S. ROBINSON

ADDRESS: 10520 BURNSIDE FARM ROAD

STEVENSON, MD 21153

PHONE NUMBER: 301-707-1011

AJ:qgs

(Revised 04/09/93)



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

January 10, 1995

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 95-234-A (Item 236)
10520 Burnside Farm Road
S/S Burnside Farm Road, 2325' N and E of Greenspring Valley Road
3rd Election District - 3rd Councilmanic
Legal Owner(s): Sally Shoemaker Robinson and Samuel Shoemaker Robinson

Please be advised that your petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a reminder regarding the administrative process.

1) Your property will be posted on or before January 15, 1995. The closing date (January 30, 1995) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

2) In cases requiring public hearing (whether due to a neighbor's formal request or by order of the Commissioner), the property will be reported and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reporting and newspaper advertising are payable by the petitioner(s).

3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

ARNOLD JABLON
Director

cc: Sally Shoemaker Robinson and Samuel Shoemaker Robinson
Sarah Schweitzer/SMDA Architects

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on Recycled Paper



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

January 23, 1995

Mr. and Mrs. Samuel Robinson
10520 Burnside Farm Road
Stevenson, Maryland 21153

RE: Item No.: 236
Case No.: 95-234-A
Petitioner: Samuel Robinson, et ux

Dear Mr. and Mrs. Robinson:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approving agencies, has reviewed the plans submitted with the above referenced petition. Said petition was accepted for processing by, the Office of Zoning Administration and Development Management (ZADM), Development Control Section on January 6, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties; i.e., zoning commissioner, attorney, petitioner, etc. are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

Printed with Soybean Ink
on Recycled Paper

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: January 23, 1995
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E., Chief
Developers Engineering Section

RE: Zoning Advisory Committee Meeting
for January 23, 1995
Items 225, 226, 227, 229, 230, 231, 232, 233,
234, and 236

The Developers Engineering Section has reviewed the subject zoning item and we have no comments.

RWB:sw



Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

1-13-95

Ms. Julie Winiarski
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204
ATTN: MRS. JULIE WINIARSKI

Re: Baltimore County
Item No.: * 236 (CIAM)

Dear Ms. Winiarski:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

for Bob Small
Ronald Burns, Chief
Engineering Access Permits
Division

BS/

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: January 12, 1995

FROM: Pat Kellar, Director
Office of Planning and Zoning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):

Item Nos. 226, 227, 231, 233, and 236

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by: Jeffrey W. Long

Division Chief: Cheryl L. Kenna

PK/JL

ITEM 226/PKJNE/YCKJWL



111 West Chesapeake Avenue
Towson, MD 21204

April 5, 1994

(410) 887-3353

Ms. Sarah C. Colston
SMDA Architects
1001 Cathedral Street
Baltimore, MD 21201-5403

RE: REFINEMENT, ZADM No.: III-307
Burnside Farm
10520 Burnside Farm Road
DRC No.: 04044F, 3C3

Dear Ms. Colston:

On April 4, 1994, The Development Review Committee (DRC) reviewed the plan on the above referenced project and determined it to be eligible as a refinement to the CRG plan under Section 26-211 of the Baltimore County Development Regulations. This exempts your development from having to get approval from either the Planning Board or the Hearing Officer; however, compliance with all agency comments is still required.

The following requirements are necessary to further process your project and must be submitted to:

Zoning Administration and Development Management (ZADM)
County Office Building - Room 123
111 W. Chesapeake Avenue, Towson, MD 21204

1. Send four (4) copies of the red-lined drawings for review and comment by the following agencies:

Office of Planning and Zoning
Environmental Impact Review
Storm Water Management

2. A copy of this letter.
3. Also, the final development plan must be amended.

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on Recycled Paper

236

Ms. Sarah Colston
Page 2
April 5, 1994

The above referenced agencies will submit comments back to ZADM within one week. If any agency comments requires a plan change, you will be contacted to pickup the comments at this office.

If you have any questions, please feel free to call me at 887-3353.

Respectfully,

Donald T. Rascoe
DONALD T. RASCOE, Manager
Development Management

DTR/jaw

THE VALLEYS
PLANNING COUNCIL, INC.

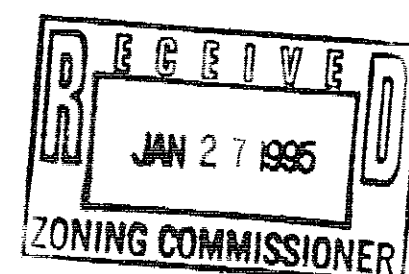
212 Washington Avenue
P.O. Box 5402
Towson, Maryland 21285-5402
410 337-6877
410 296-5409 (FAX)



Mr. and Mrs. John D. Jarrett
"The Cottage"
10530 Burnside Farm Road
Stevenson, Maryland 21153

January 25, 1995

Mr. Lawrence Schmidt
Zoning Commissioner
Old County Court House Room 118
400 Washington Avenue
Towson, Maryland 21204



Re: Case No. 95-234-A
Lot 2 Burnside Farm

Dear Mr. Schmidt:

As an immediate neighbor of Lot 2, Burnside Farm, we would like to confirm our support of Mr. and Mrs. Samuel S. Robinson's request for a variance to allow an accessory structure in their front yard at Burnside Farm, however, we request that the word "studio" be defined on the Plat and in the Order so as to preclude any future use or uses not now intended.

In the event you see your way clear in approving Mr. and Mrs. Robinson's request, we would like you to consider the following items in your zoning order:

1. Note on the Plat that the kitchen equipment will be removed from the structure within one year from the date of the order.
2. Note on the Plat that the definition of the word "studio" shall prohibit over-night lodging, rental, exhibition or display of artwork, the sale of artwork, any commercial use, and any retail sales whatsoever.

Thank you for your consideration in this matter, and it would be appreciated if you would send us a copy of the order.

Sincerely,

John D. Jarrett

Ellenor B. Jarrett



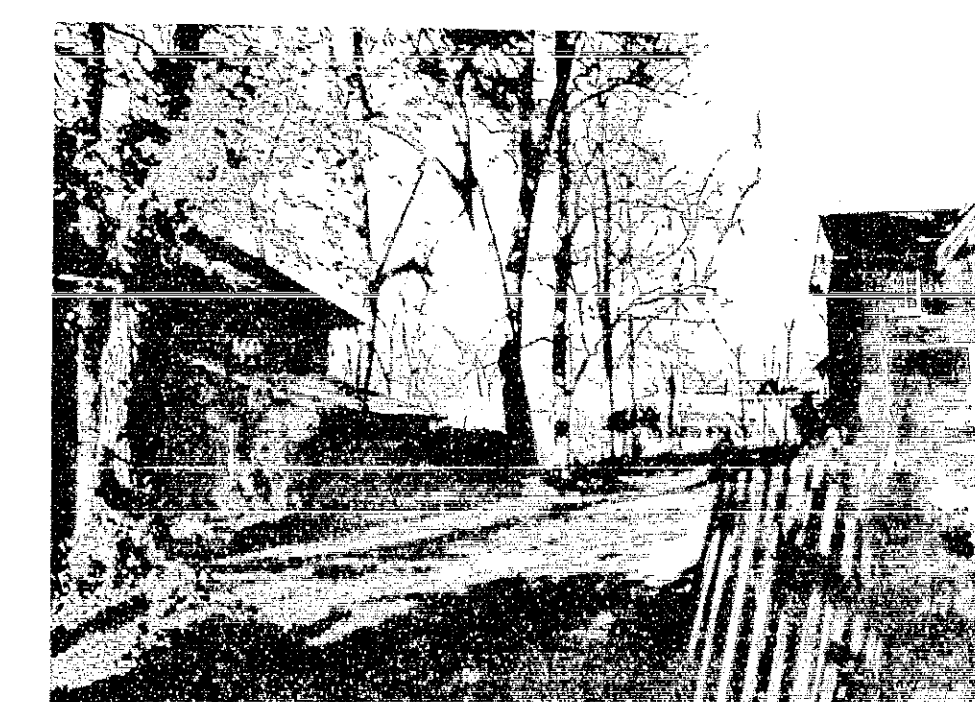
NEIGHBORS TO NORTH (HOOPERS ON LEFT, JARRETT'S ON RIGHT)



ACCESSORY STRUCTURE ON RIGHT IN RELATION TO 2 NEIGHBORS TO NORTH



ACCESSORY STRUCTURE IN BACK-GROUND FROM WEST. LOT 2 DWELLING AT RIGHT & SHED MIDDLE FOREGROUND



PARTIAL FRONT ELEV. OF ACCESSORY STRUCTURE ON RIGHT. LOT 2 DWELLING ON LEFT, NEIGHBOR TO NORTH BEYOND



ACCESSORY STRUCTURE FROM WEST



ACCESSORY STRUCTURE FROM EAST (AS SEEN FROM LOT 3)



LOT 2 - 2 STORY DWELLING FRONT ELEVATION. VIEW FROM EAST.



LOT 3 THREE STORY DWELLING & GARAGE. VIEW FROM NORTH

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 10220 BURNSIDE FARM ROAD, STEVENSON

Subdivision name: BURNSIDE FARM

Plat books 60, folios 75, 101 & 2, section 2

OWNER: SALLY S. ROBINSON, ET AL

JOHN & ELIZABETH JARRETT
E.H.K. JR. 7811/023

VICINITY MAP

NOTE: EXIST. HOUSE TO BE CONVERTED TO STUDIO/GARAGE IS TO HAVE NO DENSITY, AND PLUMBING FACILITIES TO BE LIMITED TO LAVATORY & WATER CLOSET.

WILLIAM & GRACIE D. WOODRIF
E.H.K. JR. 7823/76

EXIST. 2 STORY FRAME, HSE. TO BE CONVERTED TO STUDIO & GARAGE, 12' HIGH

10' DRAINAGE & UTILITY EASEMENT

PRIVATE 50' DRAINAGE EASEMENT MAINTENANCE & UTILITY EASEMENT

PROPOSED NEW PROPERTY LINE

EXIST. PROP. LINE
EXIST. SETBACK
PROPOSED NEW SETBACK

EXIST. 1 STORY FRAME SHED 12' HIGH

EXIST. WELL

EXIST. 2 STORY FRAME RESIDENCE 12' HIGH

LOT #2 BURNSIDE FARM SECT. 2
SALLY S. ROBINSON, ET AL
TAX ID # 2200019437
132,194 S.F.
3.0244 ACRES

EXIST. 3 STORY STEEL RESIDENCE

LOT #5 BURNSIDE FARM SECT. 2
SALLY S. ROBINSON
TAX ID # 2200019438

LOT #1 BURNSIDE FARM SECT. 2
SALLY S. ROBINSON, ET AL
TAX ID # 2200019436

100 YEAR FLOODPLAIN FOREST BUFFER & DRAINAGE & UTILITY EASEMENT

SEPTIC RESERVE AREA

1" = 50'-0"

95234-A
PETITION

LOCATION INFORMATION

Election District: 500

Councilmatic District: 500

1"=200' scale map: NAD 11-8

Zoning: RC-5

Lot size: 3.0244 acres 132,194 S.F. square feet

SEWER: ☐ ☒

WATER: ☐ ☒

Chesapeake Bay Critical Area: ☐ ☒

Prior Zoning Hearings: N/A

Zoning Office USE ONLY

reviewed by: ITEM # CASE #



95-234-A

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

1992 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
On 15, 1992
129

SCALE
1" = 200'
DATE OF PHOTOGRAPHY
JANUARY 1986

LOCATION
ECCLESTON PO
CHATTOLANEE

SHEET
NW
1

THIS MAP HAS BEEN REVISED IN SELECTED AREAS
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART HORN, INC. BALTIMORE, MD. 21216
1986
Chairman, County Council

95-234-A



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W.V. 25401

SCALE	LOCATION	SHEET
1" = 200' ±	ECCLESTON PO	N.W.
DATE OF PHOTOGRAPHY JANUARY 1986	CHATTOLANEE	II-F

MICROFILMED